






SBAOR Government Affairs Committee  
Presents November 2024 Ballot Measures

**\*\*Click [here](#) to watch the informative webinar on YouTube, and see below for links and contact information.**

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	<p style="text-align: center;"><b>VOTE!</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>SUPPORT Homeownership, Private Property Rights, and a Responsive Government! Ballots go out and drop boxes open THIS WEEK on October 3<sup>rd</sup>. In person voting centers open on October 26<sup>th</sup>, and Election Day is November 5<sup>th</sup>!</p> </div> <div style="text-align: center;">  </div> <p style="text-align: center;"><b>Click <a href="#">here</a> to check your registration status or register to vote. The last day to register is October 21.</b></p>
	<p style="text-align: center;"><b>Vote NO on 33!</b></p> <p>State Proposition 33 is the biggest threat to California's housing industry – for both homeowners and renters. <b>We need all realtors to help defeat Prop 33.</b> If passed, it will reduce home values, prohibit charging market rate housing indefinitely, severely limit control over on your own property, allow for <u>severe</u> rent and ejection controls, cause a loss of revenue for homeowners when operating costs continue to rise. Bottom line, it will worsen the housing crisis, increase rental costs, reduce housing construction, and result in lower rental inventory. Click <a href="#">here</a> to learn more. Also, click <a href="#">here</a> for CalRHA's calculation to see what this would mean for your and your clients' rental income and investment.</p> <p>We need ALL REALTORS' help NOW! Check out the easy-to-use toolkit with all the tools and information needed to educate others about the dangers of Prop 33 and advocate for a NO vote in the November election.</p>

No on Prop 33 REALTOR(R) Toolkit [linked here](#)  
 Ballot Measure Ambassador Program form, [available here](#).

**Vote NO on Prop. 33:**  
 Eliminates Homeowners' Rights, Expands Rent Control, and Worsens the Housing Crisis



Prop 33 = more rent control and fewer housing choices. Vote NO on Prop 33! #NoOn33 #KeepHousingAffordable #NoExtremeRentControl

C.A.R.'s Positions on State Ballot Measures



**Proposition 3** – Repeal of Proposition 8 (2008) – **SUPPORT**  
 It amends language to wipe discrimination from the California Constitution and protect the fundamental right to marry for same-sex and interracial couples.



**Proposition 34** - Yes on Prop 34 will **close an exploited loophole** in our health care system that has diverted hundreds of millions of **taxpayer dollars** away from patient care **AND drastically reduce Medi-Cal prescription drug costs**. Requires specified healthcare organizations to a higher percentage of their revenues on direct patient care – **SUPPORT**  
 This Health Care Provider Spending Mandate requires certain health care providers (AIDS Healthcare Foundation – a slum landlord that funds detrimental housing propositions) to spend 98% of revenues from federal discount prescription drug program on direct patient care.

**Biz Fed** Strengthening the Voice of Business

Los Angeles County



**BizFed: NO on LA County Sales Tax Increase - Measure A**

**BizFed calls for guardrails as sales tax hike for L.A. County homelessness goes before voters. Founding CEO Tracy Hernandez said, "Los Angeles County has taken a step toward doubling and extending our sales tax for homelessness – sadly, without hard evidence it will solve the behavioral health crisis on our streets. We're sounding the alarm because this measure asks Angelenos to adopt a new forever tax that lacks oversight and accountability guardrails. Beware! We backed Measure H in 2017 to provide 10 years of dedicated resources to take care of our unhoused neighbors. However, Los Angeles County's homelessness population grew 43% between 2018 and 2023. We call on our county's elected leaders to show improvement before demanding more taxpayer dollars. Business leaders support homelessness solutions that deliver humane results."** Click [here](#) for more information.

## Understanding Taxes BOND vs. PARCEL

**What Taxes are on the ballot?**



**Bond, Parcel, and Sales Taxes**

### Bond Tax

**WHAT IS IT:**

- Based on the value of home/parcel - with varying interest rates and lengths of payment (like a mortgage). Most need 2/3 approval to pass. However, School Bonds need a 55% threshold.

**HOW IS IT USED?**

- The borrowed money must be used to fund building/facility upgrades and improvement.

### Parcel Tax

**WHAT IS IT:**

- All property owners pay the same, flat amount regardless of property value or size. The measure must pass with a two-thirds supermajority of voters in favor.

**HOW IS IT USED?**

- Can fund general operating expenses (including salaries or programs) as well as facility upgrades and improvements.



**Measure BC: The Beach Cities Health District Community Health & Wellness Measure**

Click [here](#) to learn more.

Speaker in Support:

Tom Bakaly  
[Tom.Bakaly@bchd.org](mailto:Tom.Bakaly@bchd.org)

Additional Perspective:

Bob Pinzler, local journalist  
[bpinzl@gmail.com](mailto:bpinzl@gmail.com)



**Measure HB: Public Safety/City Services** is a local sales tax of 3/4 cent. If voters approve the Measure, it is expected to generate approximately \$3 million each year in dedicated and locally controlled funds that benefit Hermosa Beach residents and businesses. The Measure has a sunset clause 20 years from the effective date, or until ended by voters. Click [here](#) for more information.

Speaker: Councilmember Michael Detoy [Mike4Hermosa@gmail.com](mailto:Mike4Hermosa@gmail.com)



**Hermosa Beach School District's Measure HV** is a \$28.7 million general obligation bond program. The measure is intended to address the needs of the local student population through new construction, modernization, and renovation projects at the District's three schools. Click [here](#) for more information.

Speaker: Steven Izant [sizant@icloud.com](mailto:sizant@icloud.com)

**Manhattan Beach Sales Tax Measure – MMB** is a sales tax. Currently, the sales tax rate in Manhattan Beach is lower than many nearby

 <p><b>CITY OF MANHATTAN BEACH</b></p>	<p>communities. The Manhattan Beach City Council placed a measure on the November 2024 ballot, asking voters to increase the local sales tax rate by one-half cent. This measure would bring Manhattan Beach's sales tax rate in line with nearby communities and generate an estimated \$5.3 million in local funding for essential services. Click <a href="#">here</a> for more information.</p> <p>Speaker: Mayor Pro Tem Amy Howorth <a href="mailto:ahoworth@manhattanbeach.gov">ahoworth@manhattanbeach.gov</a></p>		
 <p><b>MANHATTAN BEACH UNIFIED SCHOOL DISTRICT</b></p>	<p><b>Measure RLS</b> - Most Manhattan Beach schools were built over 70 years ago and need urgent repairs and upgrades to support quality education. Leaky roofs, deteriorating plumbing, restrooms, and gas and sewer lines need to be fixed or replaced. Classrooms and labs need updates to meet current educational standards for science, technology, engineering, math, reading, and writing instruction. However, the State does not provide dedicated funding for school facility improvements unless school districts have local matching funds. Click <a href="#">here</a> for more information.</p> <p>Speaker: Larry Zimbalist <a href="mailto:larryzimbalist@verizon.net">larryzimbalist@verizon.net</a></p>		
 <p><b>REDONDO BEACH</b></p>	<p><b>The City of Redondo Beach has three measures on the ballot.</b></p> <ol style="list-style-type: none"> <li><b>Measure FP</b> – Fire and Police General Obligation Bond</li> <li><b>Measure RB</b> – Amends the City's Charter</li> <li><b>Measure SD</b> – Amends the City's Charter with the school district</li> </ol> <p>Click <a href="#">here</a> for more information.</p> <p>Speaker: Mayor James Light <a href="mailto:james.light@redondo.org">james.light@redondo.org</a></p>		
 <p><b>REDONDO BEACH UNIFIED SCHOOL DISTRICT</b></p>	<p><b>Redondo Beach School District's Measure – S</b> is a bond measure for school repairs, safety, and quality education.</p> <p>Click <a href="#">here</a> for more information.</p> <table border="1" data-bbox="516 1423 1511 1633"> <tr> <td data-bbox="516 1423 1013 1602"> <p>Speaker in Support:</p> <p>Dr. Annette Alpern, <i>Deputy Superintendent</i> <a href="mailto:aalpern@rbusd.org">aalpern@rbusd.org</a></p> </td> <td data-bbox="1013 1423 1511 1602"> <p>Additional Perspective:</p> <p>Rolf Strutzenberg Board Member <a href="mailto:rstrutzenberg@rbusd.org">rstrutzenberg@rbusd.org</a></p> </td> </tr> </table>	<p>Speaker in Support:</p> <p>Dr. Annette Alpern, <i>Deputy Superintendent</i> <a href="mailto:aalpern@rbusd.org">aalpern@rbusd.org</a></p>	<p>Additional Perspective:</p> <p>Rolf Strutzenberg Board Member <a href="mailto:rstrutzenberg@rbusd.org">rstrutzenberg@rbusd.org</a></p>
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 <p><i>City of</i> <b>TORRANCE</b> Government</p>	<p><b>City of Torrance Measure TC</b> – Amends the City Charter.</p> <p>Click <a href="#">here</a> for more information.</p>		

**REALTOR Action Fund**  
**SBAOR Local Advocacy**  
*Your Dollars at Work*



Did you know the REALTOR® Action Fund (RAF) is an extremely important **local advocacy** tool that promotes the values of organized real estate in government. **Your real estate business is constantly under attack.** *Every dollar* is used to advance realtor interest. **The RAF empowers us to be the singular force behind defending private property rights in the South Bay.** **We need the help of all REALTORS to protect our livelihood through advocacy.** [Click here](#) to contribute to the RAF today!

*If you have any questions, please contact Gina Hoskins at [Gina@SouthBayAOR.com](mailto:Gina@SouthBayAOR.com)*